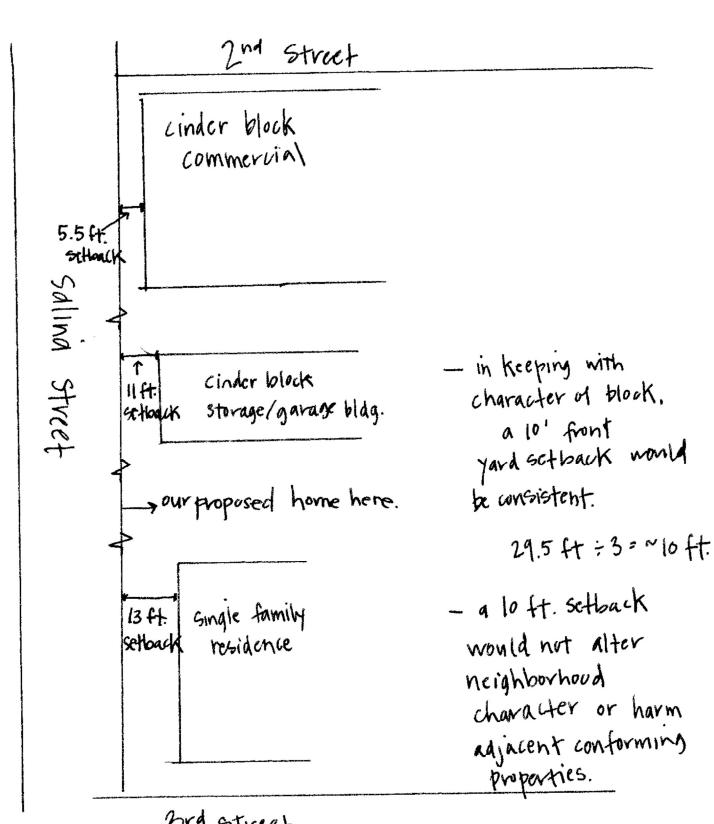


D-11/64 'LOB SALINA - SETBACK IFFONT'

PROPERTY AS PERTAINING TO ADJACENT SETBACKS ALONG BLOCK (FOR AREA CHAPACTER)



A NOT 40 Scalo

3rd street



NOTICE OF PUBLIC HEARING LAND DEVELOPMENT CODE VARIANCE

Mailing Date: February 1, 2007

Case Number: C15-07-009

Please be advised that the City of Austin has received an application for a variance of the Land Development Code.

Owner: Taylor & Brooke Wagen

Telephone: 512-835-5452

Agent: Brooke Wagen

Telephone: 512-835-5452

Address and/or Legal Description of Requested Variance:

208 Salina Street

Variance Request(s): The applicant has requested a variance from the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10 feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance from the minimum off-street parking requirement of Section 25-6 Appendix A from 2 off-street parking spaces to 0 off-street parking spaces in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance from the minimum lot size requirement of Ordinance # 001214-20 Part 4 (1) from 2500 square feet to 2451 square feet in order to erect a single-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

This application is scheduled to be heard by the Board of Adjustment on February 12, 2007. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 5:30 p.m..

You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application is scheduled for a public hearing. If you have any questions concerning this application, please contact Susan Walker of the Watershed Protection and Development Review Department at 512-974-2202 and refer to the Case Number at the top right of this notice.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

C15-07-009 0202071016

1700 EAST FIRST STREET LTD % J & S ENTERPRIZES ATTN STACY OLIVER PO BOX 6110 AUSTIN TX 78762-6110

C15-07-009 0204080625

BALANDRAN TRACIE 1816 2 ST E AUSTIN TX 78702-4416

C15-07-009 0202071017

BUBBAS INVESTMENTS
PO BOX 785
SALADO TX 76571-0785

C15-07-009 742

DANIEL ROBERTSON
AUSTIN INDEPENDENT SCHOOL DISTRICT
1111 WEST 6TH STREET SUITE B-220
AUSTIN TX 78703

ESCALANTE ELUGIO & SUSIE 1809 E 3RD ST AUSTIN TX 78702-4421

C15-07-009 0202071008

GARCIA MARTIN 106 1/2 CHICON STREET AUSTIN TX 78702-4442

C15-07-009 C202071C18

GUADALUPE NEIGHBORHOOD DEVELOPMENT CORPORATION 1000 LYDIA ST AUSTIN TX 78702-2627 C15-07-009 0204080626

ALVAREZ GAIL 1812 2 ST E AUSTIN TX 78702-4416

C15-07-009 786

BROOKE BULOW HOME BUILDERS ASSOCIATION OF GREATER AUSTIN 8140 EXCHANGE DRIVE AUSTIN TX 78754

C15-07-009 0204080614

CITY OF AUSTIN
P O BOX 1088
AUSTIN TX 78767-1088

C15-07-009 613

EDDIE AROCHA
HOLLY STREET ASSOCIATION
1217 HOLLY STREET
AUSTIN TX 78702

C15-07-009 6

FRANCES MARTINEZ
BARRIO UNIDO NEIGHBORHOOD ASSN.
1105 E. THIRD STREET
AUSTIN TX 78702

C15-07-009 477

GAVINO FERNANDEZ EL CONCILIO, COALTIION OF MEXICAN AMERICAN NEIGH. ASSN. 208 CANEY STREET AUSTIX TX 78702

C15-07-009 0204080628

HAAS JENNIFER A & KENNETH RODRIGUEZ 1804 E 2ND ST AUSTIN TX 78702-4416

C15-07-009 0204080617

HERRERA EDWARD J II 12215 BRANSTON DR AUSTIN TX 78753-6810

C15-07-009 0204080615

HERRERA EDWARD JOE II & DIANA CASTANEDA 1805 E 3RD ST AUSTIN TX 78702

C15-07-009 975

JOSEPH MARTINEZ
EAST CESAR CHAVEZ NEIGHBORHOOD PLANNING TEAM
42 WALLER STREET
AUSTIN TX 78702

C15-07-009 511

LAURA MORRISON
AUSTIN NEIGHBORHOODS COUNCIL
P.O. BOX 176
AUSTIN TX 78767

C15-07-009 0204080607

LEON SAUL & SAN JUANA PUENTE 1709 3 ST E AUSTIN TX 78702-4419

C15-07-009 0204080619

NAVARRO NATHANIEL & ROXANNE G ROXANNE GAMEZ 1811 EAST 3RD ST AUSTIN TX 78702-4421

C15-07-009 0204080630

PARDO DAVID & CAROLYN 1800 E 2ND ST AUSTIN TX 78702-4416 C15-07-009 0204080617

HERRERA EDWARD JOE 12215 BRANSTON DRIVE AUSTIN TX 78753-6810

C15-07-009 0204080102

HOUSING AUTHORITY OF AUSTIN 1640 EAST 2ND STREET AUSTIN TX 78702-4412

C15-07-009 386

LAURA CULIN
CENTRAL EAST AUSTIN BUSINESS OWNERS ASSN.
2415 EAST 5TH STREET
AUSTIN TX 78702

C15-07-009 300

LEN LAYNE
TERRELL LANE INTERCEPTOR ASSN.
404 W. POWELL SUITE 202
AUSTIN TX 78753

C15-07-009 30

MARK ROGERS
GUADALUPE NEIGHBORHOOD DEVELOPMENT CORP.
1000 LYDIA ST.
AUSTIN TX 78702

C15-07-009 0204080608

NEVAREZ EULALTA ELIGIO 1711 E 3RD ST AUSTIN TX 78702-4419

C15-07-009 0204080623

PUSE-UP FOUNDATIONS INC 205 CHALMERS AV AUSTIN TX 78702-4436 C15-07-009 648

RAMON MALDONADO AMA NEIGHBORHOOD ASSOCIATION 1410 E. 3RD STREET AUSTIN TX 78702

C15-07-009 0204080610

RODRIGUEZ WILLIE G 10617 RIVER PLANTATION AUSTIN TX 78747-1487

C15-07-009 0204080629

SOSA EDWARD & MELISSA 1802 E 2ND ST AUSTIN TX 78702-4416

C15-07-009 0202071019

STUCKEY D MICHAEL & SEWELL STR SEWELL STREET P O BOX 785 SALADO TX 76571-0785

C15-07-009

TAYLOR & BROOKE WAGEN 4402 EVEREST LANE AUSTIN TX 78727

C15-07-009 715

VERONICA WOOD CHALMERS COURT NEIGHBORHOOD ASSOCIATION 1640 B. EAST 2ND STREET AUSTIN TX 78702 C15-07-009 0204080609

RAMOS LYDIA 807 W OLTORF ST AUSTIN TX 78704-5323

C15-07-009 0204080624

ROMERO VICENTE & SUZANA 1801 EAST 3RD STREET AUSTIN TX 78702-4421

C15-07-009 0204080603

SOUDERS SELENA R & DYLAN ROBER DYLAN ROBERTSON 1102 E CESAR CHAVEZ AUSTIN TX 78702-4210

C15-07-009 972

SUSANA ALMANZA
PODER PEOPLE ORGANIZED IN DEFENSE OF EARTH &
HER RESOURCES
P.O. BOX 6237
AUSTIN TX 78767-6237

C15-07-009 0204080627

VASQUEZ CHRISTINE 1808 E 2ND ST AUSTIN TX 78702-4416

C15-07-009 744

ZELDA-RINA BOTHA SENTRAL PLUS EAST AUSTIN KOALITION (SPEAK) 2206 HASKELL STREET AUSTIN TX 78702 File No. <u>C15-07-009</u> <u>208 Salina</u> ST

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CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, May 10, 2010	CASE NUMBER: C15-2010-0040
Y Jeff Jack	
Y Michael Von Ohlen Motion to Grant Nora Salinas	
Y Bryan King 2 nd the Motion	
Y Leane Heldenfels, Chairman	
Clarke Hammond, Vice Chairman	
Y Heidi Goebel	
Y Melissa Hawthorne	
APPLICANT: Jim Bennett	

OWNER: Jacquelynn Cherico ADDRESS: 1203 GARDEN ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1 foot along the west property line and from 5 feet to 3.7 along the east property line in order to maintain a single-family residence and accessory building in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

BOARD'S DECISION: The public hearing was closed on Board Member Michael von Ohlen motion to Grant with condition to meet fire code, Board Member Bryan King second on a 7-0 vote; GRANTED WITH CONDITION TO MEET FIRE CODE.

FINDING:

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because: would be unreasonable to have to remove the encroachments which were constructed approx 12 yrs ago
- 2. (a) The hardship for which the variance is requested is unique to the property in that: accessory building was previously a carport and laundry room and the owner hired a contractor to make the improvements which have been in place for approx 12 years, it was assumed that the permits were secured and met the city requirements
 - (b) The hardship is not general to the area in which the property is located because: the above circumstances are not general to the neighborhood
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: this will not alter the character of adjacent properties because the changes are old and the surrounding property owners support the variance request

Alle

Susan Walker

Executive Liaison

Leane Heldenfels

Chairman

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE:	Monday, August 12, 2013	CASE NUMBER: C15-2013-0083
Υ	Jeff Jack	
Y_	Will Schnier - Michael Von Ohlen (out)	
Y	Nora Salinas	
Y	Stuart Hampton - Bryan King (out)	
Y	Fred McGhee 2 nd the Motion	
Y	Melissa Hawthorne	
Y	Sallie Burchett Motion to Grant	
	Cathy French (SRB only)	

OWNER/APPLICANT: James Wilsford

ADDRESS: 1211 HOLLY ST

VARIANCE REQUESTED: The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-774 (D) from 45% to 45.9% in order to remodel an existing accessory building to create a two-family residence in an "SF-3-NP", Family Residence — Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan) WITHDRAWN (HEARD BY THE WATER FRONT OVERLAY BOARD-GRANTED)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.8 feet along the east property line in order to remodel an existing accessory building to create a two-family residence in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1 foot along the east property line in order to maintain a carport for a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4.3 feet along the west property line in order to maintain an accessory structure for a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

BOARD'S DECISION:

FINDING: The public hearing was closed on Board Member Sallie Burchett motion to Grant with condition that the gutter remain on the carport, Board Member Fred McGhee

second on a 7-0 vote; GRANTED WITH CONDITION THAT THE GUTTER REMAIN ON THE CARPORT.

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because: existing building exist within side setback
- 2. (a) The hardship for which the variance is requested is unique to the property in that: the configuration of the buildings are not changing, large trees exist
 - (b) The hardship is not general to the area in which the property is located because: tree locations are existing and building footprint
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: building footprint will not change

Susan Walker

Executive Liaison

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, November 9, 2015	CASE NUMBER: C15-2015-0132
Y Brooke Bailey	
Michael Benaglio (OUT)	
Y William Burkhardt	
YEric Goff	
Y Kelly Blume	
Y Melissa Hawthorne 2 nd the Motion	
Y Don Leighton-Burwell	
Y Melissa Neslund	
Y James Valadez	
YMichael Von Ohlen Motion to Grant A	A & B with conds/drawing
OWNER/APPLICANT: Richard Kooris	
ADDRESS: 1211 TAYLOR ST	
VARIANCE REQUESTED: The applicant has reques A. Section 25-2-492 (D) (Site Development Reg front yard setback from 25 feet (required) to 20 feet B. Section 25-2-515 (Rear Yard of Through Lot) requirements for a through lo	julations) to decrease the minimum (requested); and to to decrease the rear yard

Section 25-2-774 (B) (Two Family Residential Use) to decrease the minimum lot

in order to construct a new single family home and secondary apartment in a "SF-3-NP",

BOARD'S DECISION: POSTPONED TO October 12, 2015 AT THE APPLICANT'S REQUEST

RENOTIFICATION: The applicant has requested variance(s) to:

size from 7,000 square feet (required) to 5,688 square feet (requested)

Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez)

- A. Section 25-2-515 (Rear Yard of Through Lot) to decrease the rear yard requirements for a through lot from 25 feet (required) to 15 feet (requested); and to
- B. Section 25-2-774 (B) (Two Family Residential Use) to decrease the minimum lot size from 7,000 square feet (required) to 5,688 square feet (requested); and to
- C. Section 25-2 Subchapter F, Article 2 Development Standards, 2.1 (Maximum Development Permitted) to increase the maximum gross floor to area ratio from 0.4 to 1.0 (required) to 0.46 to 1.0 (requested)
- in order to construct a new single family home and secondary apartment in a "SF-3-NP", Family Residence Neighborhood Plan zoning district. (East Cesar Chavez)

D-11/73

BOARD'S DECISION: ; OCT 12, 2015 The public hearing was closed on Board Member Melissa Hawthorne motion to Postpone to November 9, 2015, Board Member Don Leighton-Burwell second on a 8-0 vote; POSTPONED TO NOVEMBER 9, 2015. Nov 9, 2015 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant Items A and B only with conditions no STR Type 1 or 2 and as per drawing provided at the meeting, Item C withdrawn by applicant, Board Member Melissa Hawthorne second on a 9-0 vote; GRANTED ITEMS A AND B ONLY WITH CONDITIONS NO STR TYPE 1 OR 2 AND PER DRAWING PROVIDED AT THE MEETING, ITEM C WITHDRAWN BY APPLICANT.

FINDING:

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the East Cesar Chavez Neighborhood Plan demonstrates a clear preference for residential development that includes a Secondary apartment, this lot is designated SF-3-NP, which does allow for the Secondary Apartment Special Use, but having an area of just 5688 sf prevents it from meeting the 5750 sf minimum area
- 2. (a) The hardship for which the variance is requested is unique to the property in that: the lot at 1211 Taylor St has 6 protected and heritage trees that need to be preserved, restrictions on building in these trees critical root zones add up to nearly 420 sq ft of the lot, or 33% of the proposed first floor area, un-buildable on the Taylor St side
 - (b) The hardship is not general to the area in which the property is located because: other lots in the area do not contain the same number of heritage trees or are of older construction which allows infringement on critical root zones, therefore making the through lot setbacks less restrictive
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed new construction is in keeping with the intentions of the Neighborhood Plan and existing construction on adjacent lots.

Leane Heldenfels
Executive Liaison

William Burkhardt

Chairman

D-11/74

* ALLOWABLE IMPERVIOUS COVER AREA 2559.88 (0.45:1.00)

PROPOSED IMPERVIOUS COVER AREA 2556.00 (0.45:1.00)

ALLOWABLE GROSS FLOOR AREA 2300.00 [F.A.R. 0.40:1.00]

PROPOSED GROSS FLOOR AREA 2300.00 (F.A.R. 0.40:1.00)



U5-2015-0132 L8

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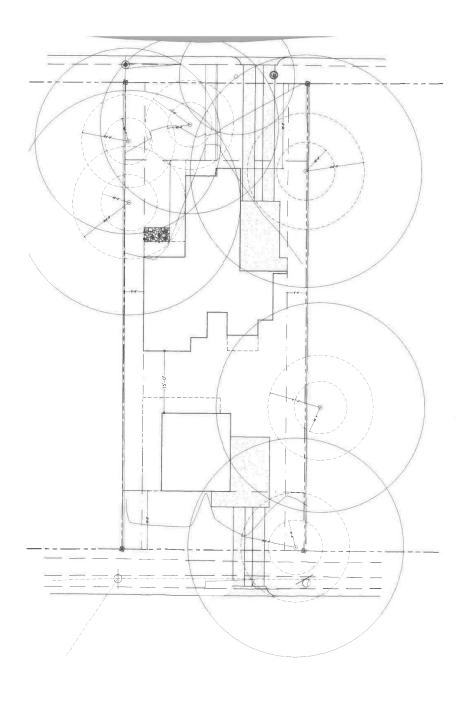
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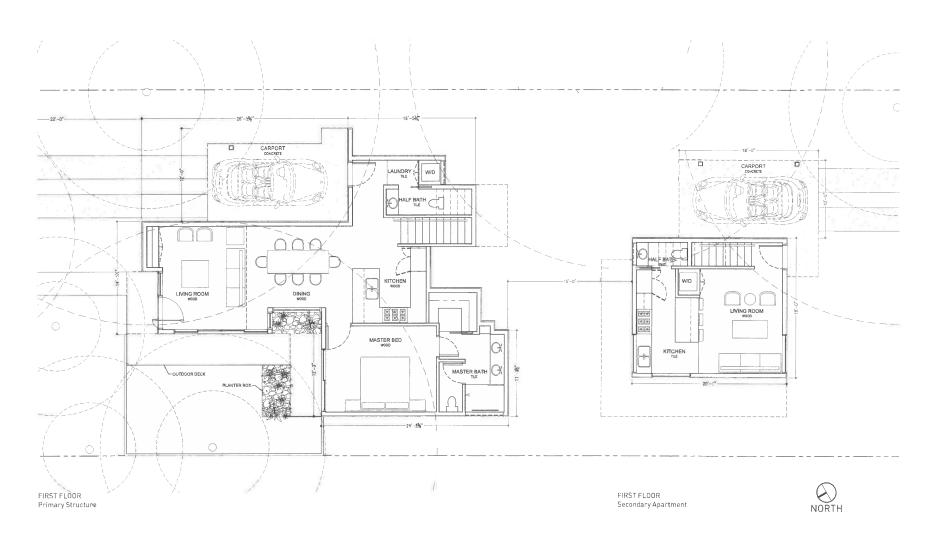
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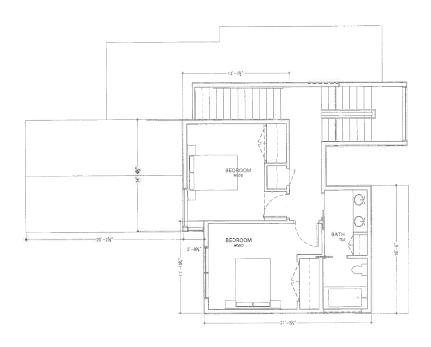


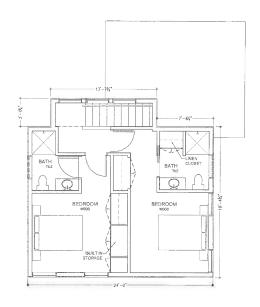
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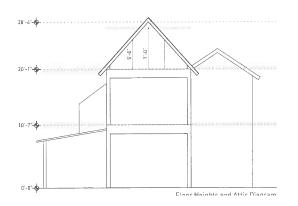
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SECOND FLOOR Primary Structure



SECOND FLOOR Secondary Apartment



SECOND FLOOR PL Compliant GFA Sc

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William Service Servic

AT LOTT

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CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, April 8, 2013	CASE NUMBER: C15-2013-0005
Y Jeff Jack	
Y Michael Von Ohlen Motion to G	rant
Y Nora Salinas	
Y Bryan King 2 nd the Motion	
Y Fred McGhee	
Y Melissa Hawthorne	
Y Sallie Burchett	
Cathy French (SRB only)	
APPLICANT: Mike Blackhuret	

OWNER: Mike Blackhurst

ADDRESS: 1504 CANTERBURY ST

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 2.8 feet in order to remodel an accessory structure to create a two-family residential use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

The applicant has requested a variance to decrease the minimum separation distance requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 14.2 feet in order to remodel an accessory structure to create a two-family residential use in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan) The Land Development Code states that the second dwelling unit must be located at least 15 feet to the rear of the principal structure.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to March 11, 2013, Board Member Melissa Hawthorne second on a 7-0 vote; POSTPONED TO MARCH 11, 2013.

March 11 The public hearing was closed on Board Member Bryan King motion to postpone to April 8, 2013, Board Member Melissa Hawthorne second on a 7-0 vote: POSTPONED TO APRIL 8, 2013. (RE-NOTIFICATION)

April 8 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to stay as Type 1 STR only, refer to drawing E3/24, Board Member Bryan King second on a 7-0 vote; GRANTED WITH CONDITION TO STAY AS TYPE 1 STR ONLY, REFER TO DRAWING E3/24.

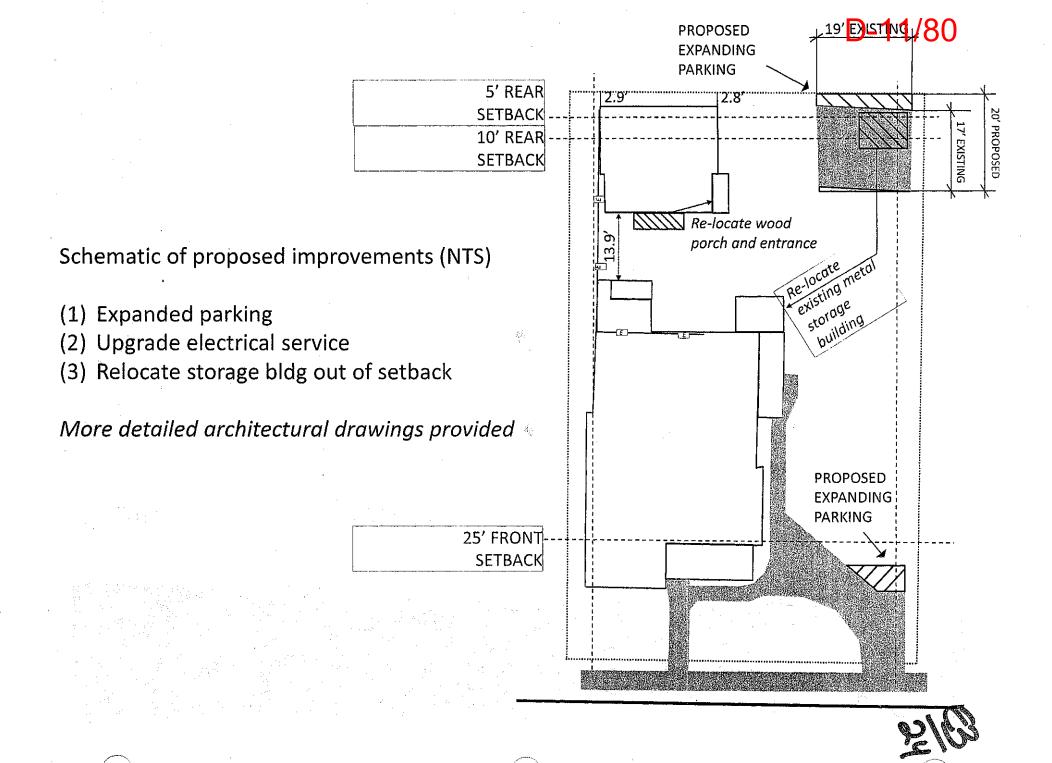
FINDING:

- 1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the owner proposes to maintain an existing structure 2 feet from the rear property line, the structure has been used as a dwelling unit for several years and believed to have been converted in 1986 by a previous owner via a series of permit, the existing location of the structure also encroaches into the required 15' distance requirement between two dwelling unit by approximately 1.5'
- 2. (a) The hardship for which the variance is requested is unique to the property in that: the current owner purchased the property with the dwelling unit in place, prior to purchase a series of building permit and a certificate of occupancy was supplied, the owner assumed all entitlements were in order, this unit is located adjacent to a rear public alley, this is similar in nature to many secondary dwelling units found in the East Cesar Chavez neighborhood, the structure has been in its current location since 1959, in rear section of the lot, there are two heritage sized trees, a 31" Pecan is located to the east of the secondary structure, its critical zone extends to the structure's foundation, on the west side of the lot is 26' elm located adjacent to the primary structure, the CRZ extends into the required distance area, it is not likely that COA arborist will allow encroachment into the CRZ, it is not feasible nor practice to move the existing structure nor to remove the portions of the structure to comply with minimal encroachment
 - (b) The hardship is not general to the area in which the property is located because:
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: allowing the rear structure to remain in its current location will not impair the use of any adjacent properties nor impair the intent of the zoning regulations, the East Cesar Chavez Neighborhood Plan endorses the variance request, further, the neighborhood plan promotes density and affordable housing in the Austin urban core

Delley

Walker

Executive Liaison





Residential Review – One Texas Center 505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

Property Information			
Project Address: 1510 E 2ND	Tax Parcel ID: 191893		
Legal Description: E 52.75FT OF S138FT OF E 444.6 OLT DIV O			
Zoning District: SF-3	Lot Area (sq ft): 7,277.00		
Neighborhood Plan Area (if applicable): EAST CESAR CHAVEZ	Historic District (if applicable): NA		
Required Reviews			
	Does project have a Green Building requirement? Y N		
	If yes, attach signed conditional approval letter from Austin Energy Green Building)		
1 2	Does this site have a septic system? Y N If yes, submit a copy of approved septic permit)		
Does the structure exceed 3,600 square feet total under roof?	N (If yes, Fire review is required)		
Is this property within 200 feet of a hazardous pipeline?	N (If yes, Fire review is required)		
Is this site located within an Erosion Hazard Zone? Y N Is th (If yes, EHZ review is required)	is property within 100 feet of the 100 year floodplain? Y N (Proximity to floodplain may require additional review time.)		
Are there protected size trees onsite or on adjacent sites? Y N	(If yes, <u>click here</u> for more information on the tree permit process.)		
Was there a pre-development consultation for the Tree Review?	Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal None/Uncertain		
Is this site within the Residential Design and Compatibility Standards On	rdinance Boundary Area? (LDC 25-2 Subchapter F) Y N		
Does this site currently have: water availability? Wastewater availability? Y N	(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)		
Are there existing water/wastewater infrastructure, appurtenances or exist			
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)			
Does this site have or will it have an auxiliary water source? Y (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaime	■ N (If yes, submit approved auxiliary and potable plumbing plans.) dwater, etc.)		
Does this site require a cut or fill in excess of four (4) feet? Y N	(If yes, contact the Development Assistance Center for a Site Plan Exemption)		
	s site within the Lake Austin Overlay? Y N 25-2-180, 25-2-647)		
	s site adjacent to a paved alley? Works approval required to take access from a public alley.)		
	N Case #(if applicable)		
Does this site have a Residential Design and Compatibility Commission (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 da			
Description of Work			
Is Total New/Added Building Area > 5,000 Sq Ft? ■ Y N	(If yes, construction material recycling is required per LDC 25-11-39)		
Existing Use: vacant single-family residential duplex	residential two-family residential other:		
Proposed Use: vacant single-family residential duplex in	residential two-family residential other:		
Project Type: new construction addition	addition/remodel other:		
Will all or part of an existing exterior wall, structure, or roof be removed (Note: Removal of all or part of a structure requires a demolition permit application.)	d as part of the project? Y N		
# existing bedrooms: # bedrooms upon completion: 5	# baths existing: # baths upon completion: 5.0		
Project Description: (Note: Please provide thorough description of project. Attach ad	ditional pages as necessary.)		
NEW 2 STORY PRIMARY WITH ATTACHED GARAGE			
NEW 2 STORY ADU WITH ATTACHED GARAGE			
Trades Permits Required (Circle as applicable):	bing ■ mechanical (HVAC) ■ concrete (R.O.W.)		

Job Valuation		
Total Job Valuation:	Amount for Primary Structure: \$ 300,000 Elec: ■Y □N Plmbg: ■Y □N Mech: ■Y □N	Total Remodeled Floor Area 0 sq ft.
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only,	Amount for Accessory Structure: \$ 200,000 Elec: Y N Plmbg: Y N Mech: Y N	(work within existing habitable square footage)
rounded to nearest dollar.	on Aid on the last page of the Additional Information,	page 7, as a guide to complete the

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the

ite Development Information				1.C F4	Total S	a Et
Area Description Note: Provide a separate calculation for each distinct area. Attach	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
dditional sheets as necessary. Measurements are to the outside surface	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
f the exterior wall.			1,033	814	1,033	814
a) 1st Floor conditioned area			757	266	757	266
b) 2 nd Floor conditioned area					0	C
c) 3 rd Floor conditioned area				-	0	
d) Basement			240	245	240	245
e) Covered parking (garage or carport)			(319)	194	319	194
f) Covered patio, deck, porch, and/or balcony area(s)					0	(
g) Other covered or roofed area					0	(
h) Uncovered wood decks	0	0	2,349	1,519	2,349	1,519
Total Building Area (total a through h)	0	U	2,040	1,0.0	0	
i) Pool					0	
i) Spa						
k) Remodeled Floor Area, excluding Addition / New Construction					0	
Total Building Coverage (sq ft): 2,845.00 % (of lot size: 3	9	7910	- aludas pools	ponds fountains.	and areas with
Total Building Coverage (sq ft): 2,845.00 % of Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, p. gravel placed over pervious surfaces that are used only for landscaping boards and that is located over a pervious surface, 50 percent of the horizontal area.	of lot size: 3! aved areas, walk or by pedestrian rizontal area of the	ways, and drives. For an unco	reways. The term vered wood deck uded in the measure	excludes pools,	ponds, fountains,	and areas wit
Total Building Coverage (sq ft): 2,845.00 % C Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, p. gravel placed over pervious surfaces that are used only for landscaping boards and that is located over a pervious surface, 50 percent of the hor Total Impervious Cover (sq ft): 3,256.00 % Setbacks Are any existing structures on this site a non-compliant standard content of the structure of the	aved areas, walk or by pedestriar rizontal area of the of lot size: 4	xways, and drives. For an uncooke deck is included.	reways. The term evered wood deck added in the measurement of the setback required to the setback requ	excludes pools, that has drainage rement of imperement? (LDC 5-2-513)	ponds, fountains, e spaces between vious cover. (LD	and areas with the deck
Total Building Coverage (sq ft): 2,845.00 % of Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, p. gravel placed over pervious surfaces that are used only for landscaping boards and that is located over a pervious surface, 50 percent of the hor Total Impervious Cover (sq ft): 3,256.00 % of Setbacks Are any existing structures on this site a non-compliant space any structure (or an element of a structure) extend Is front yard setback averaging being utilized on this pro-	aved areas, walk or by pedestriar rizontal area of the of lot size: 4 structure base over or beyon perty? (LDC 2 on 3.4)	xways, and drivens. For an uncooke deck is included on a yard and a require 25-2, Subchapterking (LDC	reways. The term overed wood deck added in the measure of the setback required yard? (LDC 2 er F, Sec. 2.3 or 2.25-6 Appendix A	excludes pools, that has drainage rement of imper rement? (LDC 5-2-513) 5-2-778)	ponds, fountains, e spaces between vious cover. (LD) 25-2-492) Y N N	and areas with the deck C 25-1-23)
Total Building Coverage (sq ft): 2,845.00 % of Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, p. gravel placed over pervious surfaces that are used only for landscaping boards and that is located over a pervious surface, 50 percent of the hor Total Impervious Cover (sq ft): 3,256.00 % of Setbacks Are any existing structures on this site a non-compliant so Does any structure (or an element of a structure) extend Is front yard setback averaging being utilized on this professional structure (LDC 25-1-21 or 25-2 Subchapter F, Sectional Section 1.5 contains the section of the sec	aved areas, walk or by pedestriar izontal area of the of lot size: 4 structure base over or beyon operty? (LDC 2 on 3.4) Pa	xways, and drivens. For an uncooke deck is included on a yard and a require 25-2, Subchapterking (LDC	reways. The term evered wood deck added in the measurement of the setback required to the setback requ	excludes pools, that has drainage rement of imper rement? (LDC 5-2-513) 5-2-778)	ponds, fountains, e spaces between vious cover. (LD) 25-2-492) Y N N	and areas wit the deck C 25-1-23)
Total Building Coverage (sq ft): 2,845.00 % of Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, p. gravel placed over pervious surfaces that are used only for landscaping boards and that is located over a pervious surface, 50 percent of the hor Total Impervious Cover (sq ft): 3,256.00 % of Setbacks Are any existing structures on this site a non-compliant so Does any structure (or an element of a structure) extend Is front yard setback averaging being utilized on this professional transfer of the professional set of the prof	aved areas, walk or by pedestriar izontal area of the of lot size: 4 structure base over or beyon perty? (LDC 2 on 3.4) Pa	cways, and driving s. For an uncohe deck is included on a yard and a require 25-2, Subchapterking (LDC of spaces recommend)	reways. The term overed wood deck aded in the measurement of the setback required yard? (LDC 2 er F, Sec. 2.3 or 2.25-6 Appendix Aquired: 3	excludes pools, that has drainage rement of imper rement? (LDC 5-2-513) 5-2-778) & 25-6-478) # of spa	ponds, fountains, e spaces between vious cover. (LD) 25-2-492) Y N N Acces provided	and areas with the deck C 25-1-23) Y
Total Building Coverage (sq ft): 2,845.00 % of Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, p. gravel placed over pervious surfaces that are used only for landscaping boards and that is located over a pervious surface, 50 percent of the hor Total Impervious Cover (sq ft): 3,256.00 % of Setbacks Are any existing structures on this site a non-compliant so Does any structure (or an element of a structure) extend Is front yard setback averaging being utilized on this professional Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section Building Height: 24 ft 5 in Number of Floors: Right-of-Way Information Is a sidewalk required for the proposed construction? (LD 25) increases the building's gross floor area by 50 % or more.	aved areas, walk or by pedestriar izontal area of the of lot size: 4 structure base over or beyon perty? (LDC 2 on 3.4) Pa : 2 # 0 DC 25-6-353) nily, two-family	cways, and driving set on a yard on a yard on a require 25-2, Subchapter spaces record y or duplex resident arking (LDC)	reways. The term overed wood deck aded in the measurement of the setback required yard? (LDC 2 er F, Sec. 2.3 or 2.25-6 Appendix Aquired: 3	excludes pools, that has drainage rement of imper rement? (LDC 5-2-513) 5-2-778) & 25-6-478) # of spand any addition	ponds, fountains, e spaces between vious cover. (LD) 25-2-492) Y N N acces provided to an existing bui	and areas with the deck C 25-1-23) Y
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Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1st Floor			1,847			1,847
2 nd Floor			1,023			1,023
3 rd Floor						0
Area w/ ceil	ings > 15'			Must follow article 3.3.5		0
Ground Floo (check article			513	Full Porch sq ft (3.3.3 A) 200 sq ft (3.3.3 A 2)	513	0
Basement				Must follow article 3.3.3B, see note below		0
Attic				Must follow article 3.3.3C, see note below	2	0
Garage**: (check	Attached		240	200 sq ft (3.3.2 B 1)	200	40
article utilized)	Detached		245	450 sq ft (3.3.2 A 1 / 2a) 200 sq ft (3.3.2 B 2a / 2b)	245	0
Carport**: (check article	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0
utilized)	Detached			☐ 450 sq ft (3.3.2 A 1)		0
Accessory B	uilding(s)					0
Totals		0	3,868			2,910

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,910.00

(Total Gross Floor Area \div Lot Area) x 100 = 40 F.oor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")?

N
(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawngs.)

*Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

***Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for a teas 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not exend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

Agent	ROY JENSEN - WATERLOO PERMITS
ddress	5701 W SLAUGHTER LN A130-165
	(512) 762-8995
	ROY@WATERLOOPERMITS.COM
ofessional	GIRARD KINNEY
ddress	1000 E 6TH ST, STE C
	(512) 472-5572
	GIRARD@KINNEYARCHITECTS.COM
Contract and Contract	

he Land Development Code (LDC), non-compliance e a permit and/or license.

sted in Section 25-5-2 of the LDC. I understand that

n any public utility or drainage easement. I acknowledge gutilities to clear this driveway location and/or the cost ter services, meters, and wastewater cleanouts are not purtenances will not be located in public right-of-way or

late it is filed, and will expire if not approved for submittal will be required and compliance with

tion provided in this application is complete and

e incorrect, the building official may suspend or revoke

ispect the property for which this application is being

am required to complete an On-site Sewage Facility at (512) 972-0050 or ossf@austintexas.gov . This the development review process.

the LDC. Failure to comply with this requirement ustin including criminal charges and fines of up to

f a single family, two-family or duplex residential ng's gross floor area by 50 % or more.

construed to be a permit for, or an approval of any another ordinance of the City of Austin.

sted above to apply for and acquire a permit on my

	5/14/2019
Date:	
	5/14/2019
Date:	
	5/14/2019
Date:	
Date:	

ation



Residential Review - One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512-978-4000

Water & Wastewater Service Plan Verification (WWWSPV)

All fields are r	required Blds 1+2
Service Address: 1510 E 2ND ST	
Lot: Subdivisio	
Dwelling Units demolished? Y ☑ N □ Multiple Dwelling Units on same Lot? Y ☑ N □ Land Status/Re-subdivision? Y ☑ N □	New Dwelling Units to be built? Y☑ N☐ Corner Lot? Y☑ N☐
Original Address:	Existing Use: SF
Proposed Use: ☑ Single-Family Res sq. ft. ☐ Duplex ☐ Other:	☑ Accessory Dwelling Unit (< 1,100 sq. ft.)
Existing # Baths: Additional # Baths:	Total # bathrooms the meter(s) will serve: 5
	First Meter: 3 Second Meter: 2
Water meters & wastewater clean-outs are no	
Relocation of services from proposed sidewalks or driveward Signing this form verifies that the information provided is deemed accurately.	
responsible to confirm the location and suitability of existing water and wassociated to corrections due to inv Applicant Name & Signature	vastewater services. The customer may be responsible for costs valid information provided. 5.10.19 512.767.875 Date Phone
City of Austin Office Use Only	
Water main size: 6" Service stub size: 3/4	
Shared Service? Y N Meter #, size & address: _	E) = 11 N 1 1
Existing meter #: 25814 Existing	ig meter size:
Existing water service line/meter location: 31 Upgrade required: YXND New meter(s) size:	/ L/RUL on E and
Upgrade required: Y⊠N□ New meter(s) size:	5/8- for Blay 2
Existing water or wastewater main located on the propert	y: Y 🗆 N 🗆
WW main size: WW Service line/clean-ou	ut location: 36' R/L in a lley
Secondary address needed at property: Y⊠ N □	Utility Plan required: Y⊠ N□
Instruction sheet provided to Customer: Y N D	Is the lot legally Platted? Y□ NØ
AW Faps AW Faps AW Faps AW Faps	Date Phone 5/15/19 Date Phone



AUSTIN ENERGY

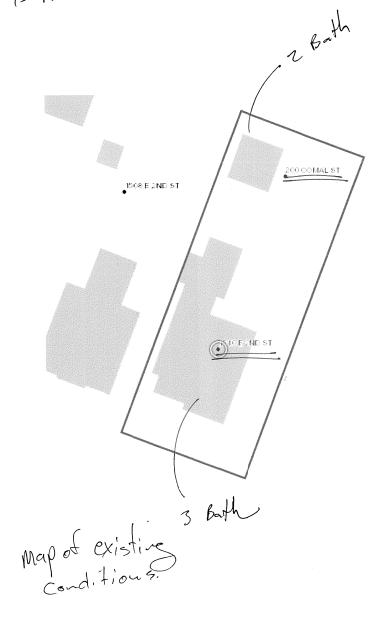
One Texas Center | 505 Barton Springs Road Phone: (512) 974-2632, (512) 974-9112 Email: aebspaespa@austinenergy.com

Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only For use in DAC only

Responsible Person for Service Request: ROY JENSEN Fax: Phone: (512) 762-8995 Email: Residential ○ Commercial New Construction
O Remodeling Project Address: 1510 E 2ND ST Legal Description: _____ Lot: ____ Block: ____ Who is∕your electrical provider? ☑AE □ Other: Location of meter: Number of existing meters on gutter: _____ (show all existing meters on riser diagram) Expired permit #: Comments: NEW TWO STORY SINGLE FAMILY W/ ATTACHED GARAGE NEW TWO STORY ADU WITH ATTACHED GARAGE. AE APPROVED All structures must maintain 7'6" clearance from AE energized MAY 1 5 2019 distribution power lines. Enforced 135-314 by AE and NESC codes-this resign 762-8995 ROY JENSEN MCP DOES NOT include transmissione BSPA Completed by (print name) power lines. 5.10.19 BSPA Completed by (signature) Application expires 180 days after the date of approval SAVE Form (Any change to the above information requires a new BSPA) Office Use Only _____ Approved Tes No ____ AE Representative Date Phone

15 the AWO Form Good? New Con App. 15 Plan Review Good W/ OUT New Con App.



SALSERIES LLC
Name of the estayy

By. <u>dustry ward one</u>
Suprature of other garness partner, manager, representative or atomic partner, manager, representative or atomic white of the early
-nunc office COTY



Office of the Secretary of State Corporations Section P.O. Box 13697 Austin, Texas 78711-3697 (Form 503) Filed in the Office of the Secretary of State of Texas Filing #: 802487195 12/23/2016 Decument #: 705895410906 Image Generated Electronically for Web Filing

ASSUMED NAME CERTIFICATE FOR FILING WITH THE SECRETARY OF STATE

1. The assumed name under which the business or professional service is or is to be conducted or rendered is:

Series 2 of 521 Series LLC

2. The name of the entity as stated in its certificate of formation, application for registration, or comparable document is:

521 SERIES LLC

- 3. The state, country, or other jurisdiction under the laws of which it was incorporated, organized or associated is <u>TEXAS</u> and the address of its registered or similar office in that jurisdiction is: <u>\$010 Nasco</u>, Austin, TX, USA 78757
- 4. The period, not to exceed 10 years, during which the assumed name will be used is: 10 year(s)
- 5. The entity is a : Domestic Limited Liability Company (LLC)
- 6. The entity's principal office address is:

6010 Nasco, Austin, TX, USA 78757

- 7. The entity is not organized under the laws of Texas and is not required by law to maintain a registered agent and registered office in Texas. Its office address outside the state is:
- 8. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are:

ALL COUNTIES

9. The undersigned, if acting in the capacity of an attorney-in-fact of the entity, certifies that the entity has duly authorized the attorney-in-fact in writing to execute this document. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

D-11/87

From:

Sent:

Friday, May 17, 2019 11:17 AM

To: Cc:

Lozano, Rodolfo

Subject:

RE: 1510 E 2nd St - Request to Use Alley Access - Residential

Roy,

I'm good with the everything. Yes send the email to the reviewer.

Thank you

Samuel West City of Austin Public Works Department Office of City Engineer Project Coordinator 512-974-8775

From

Sent: Friday, May 17, 2019 11:07 AM

To: West,

Cc: Lozano,

Subject: RE: 1510 E 2nd St - Request to Use Alley Access - Residential

Hi Sam,

Thank you for getting back to me on this.

I called the architect out on the width prior to submission. See attached pdf showing the 12' width. Other than this, if you are good with the revised width, I will include your email in our update to plan review.

Thank you,

Roy Jensen Waterloo Permits Ilc 512.762.8995

DISCLAIMER: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: West, Samuel

Sent: Friday, May 17, 2019 11:01 AM

To:

Cc: Lozano, Rodolfo <

Subject: RE: 1510 E 2nd St - Request to Use Alley Access - Residential

Roy,

The alley behind 1510 East 2nd street is maintained by the City of Austin Street & Bridge Operations. We currently maintain the alley with milling/flexbase material and we will continue to maintain. We have no plans at this point to pave with asphalt. The developer will need to use the top of the existing surface as their starting grade for the driveway. They will also need to do around a 2'-3' (estimate) wide by the length of the driveway concrete approach in the right of way to tie into the travel path on the alley. They will also need to place an expansion joint at the right of way line. Take a copy of this email to the reviewer or let me know who the reviewer is I can sent them the email so the comment can be cleared. Please let me know if you need any more information or need for me to meet you on site.

On another note I notice the width of the driveway approach in the alley is only 9'. The minimum width I allow is 10' wide at the right of way/property line. Because the width does not meet the standard detail I will need to give you a waiver. Please send me a revised plot plan drawing showing the minimum 10' wide approach width so I can process a waiver.

Thank you

Samuel West
City of Austin
Public Works Department
Office of City Engineer
Project Coordinator
512-974-8775

From:

Sent: Friday, May 10, 2019 1:07 PM

To: West, Samuel <

Subject: 1510 E 2nd St - Request to Use Alley Access - Residential

Hi Sam,

Happy Friday. I wanted to see if we can use this alley for a new ADU.

Please see attached architectural set for review. Let me know if you need anything else.

Thank you,

Roy Jensen Waterloo Permits Ilc 512.762.8995

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City of Austin Development Services Department Land Status Determination 1995 Rule Platting Exception

June 13, 2019

File Number: C8I-2019-0135

Address:

1510 E 2ND ST

Tax Parcel I.D. #0204061211 Tax Map Date: 09/27/2017

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less and is described as being Fiftytwo and 3/4 (52-3/4) feet by One Hundred Thirty-Eight (138) feet, a Part of Outlot No. Twenty (2) in Division "O" in the current deed, recorded on Dec 30, 2016, in Document #2016216891, Travis County Deed Records. This parcel existed in its current configuration on January 1,1995, as evidenced by a deed recorded on May 05, 1992, in Volume 11679, Page 1243, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on Jan 02, 1951. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions: NONE

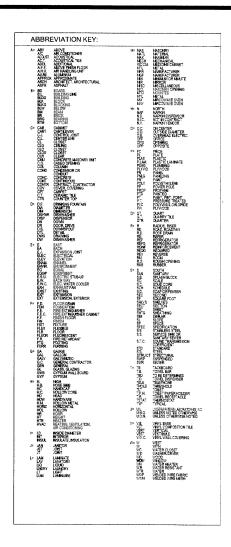
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

Bv:

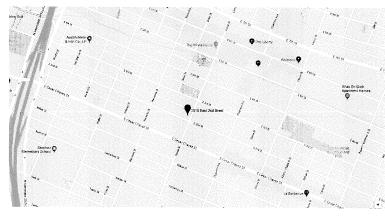
Michelle Casillas, Representative of the Director

Development Services Department

1510 EAST 2ND STREET



1510E 2ND STREET AUSTIN, TX 78702



INDEX TO 34X22 ARCHITECTURAL SHEETS:

A0.1 - COVER SHEET

A1.1 - SITE AND ROOF PLANS

A2.1 - COMPOSITE FLOOR PLANS AND VISITABILITY PLAN

A2.2 - FLOOR PLANS UNIT 1

A2.3 - FLOOR PLANS UNIT 2

A2.4 - POWER & LIGHTING PLAN UNIT 1

A2.5 - POWER & LIGHTING PLAN UNIT 2

A3.1 - EXTERIOR ELEVATIONS AND SUBCHAPTER F DIAGRAMS

A3.2 - EXTERIOR ELEVATIONS UNIT 1

A3.3 - EXTERIOR ELEVATIONS UNIT 2

A4.1 - INTERIOR ELEVATIONS AND SCHEDULES UNIT 1

A4.2 - INTERIOR ELEVATIONS AND SCHEDULES UNIT 2

ARCHITECT

KINNEY & ASSOCIATES GIRARD KINNEY, AIA - PRINCIPAL DOUG POWELL - PROJECT MANAGER

1000 E. 6TH STREET, SUITE C AUSTIN, TX 78702 PH. 512.472.5572 F. 512.476.9956

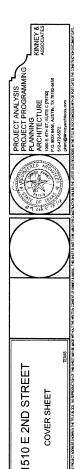
EMAIL: girard@kinneyarchitects.com doug@kinneyarchitects.com

CONTRACTOR
WALDROP BECKWORTH, LLC
DUSTY WALDROP - BUILDER/BROKER

PH. 512.342.9500 EMAIL: dusty@wb-tx.com

> City of Austin REVIEWED FOR CODE COMPLIANCE

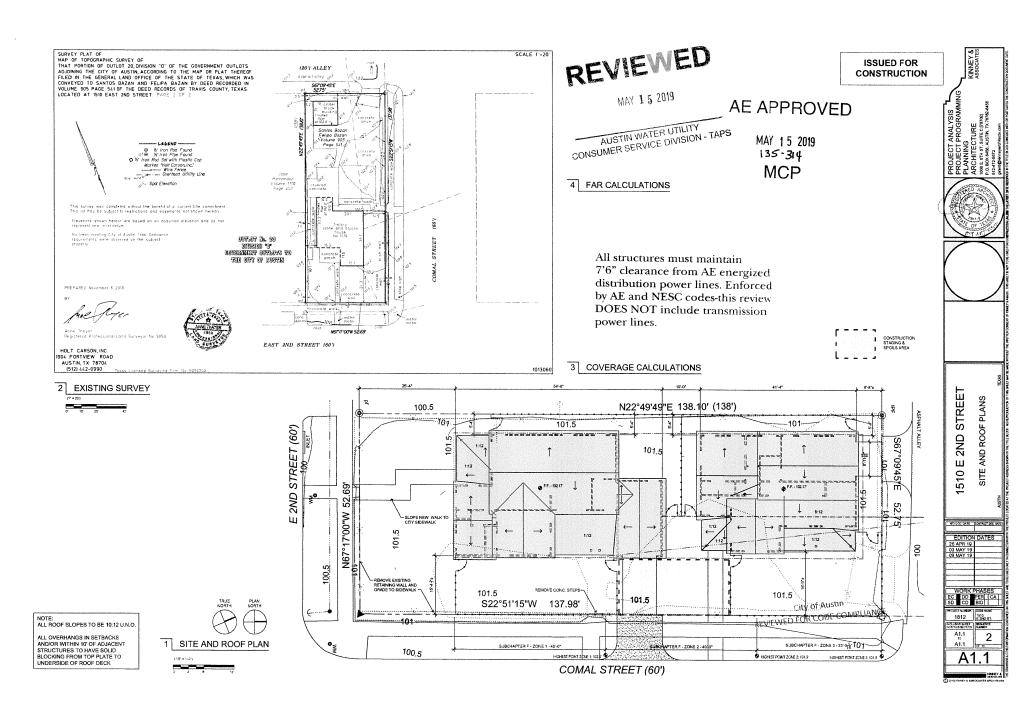
> > ISSUED FOR CONSTRUCTION

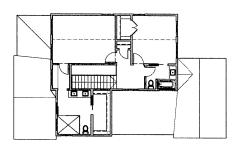


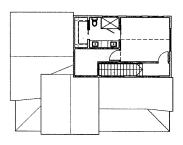
1922 AR | NAME | NAME |
1922 AR | NAME | NAME |
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1924 ARY 19 |
1925 ARY 1925 A

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A0.1 A0.1



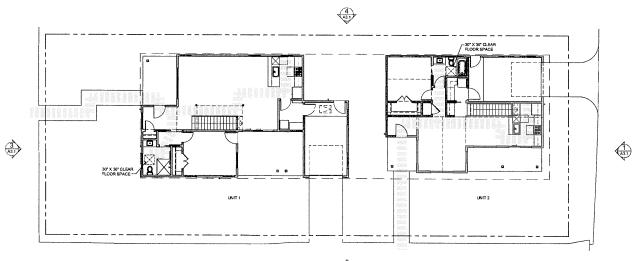




- VISITABILITY NOTES:

 A.1. R.1203.VISITABLE BATHROOMS: A VISITABLE DWELLING
 MUST BE DESIGNED AND CONSTRUCTED WITH AT
 LEAST ONE BATHROOM GROUP OR A HALF BATH ON
 THE FIRST FLOOR THAT MEETS THE FOLLOWING
 REQUIREMENTS:
- NOW MANUAL POOR SEZE A MINIMUM CLEAR OPENING OF 30 MOVES IS REQUIRED; (32 DOOR) SO POOR SERVING OF 30 MOVES IS REQUIRED; (32 DOOR) SO POOR SERVING OF 30 MOVES IN THE SERVING MUST BE INSTALLED FLUSH WITH STUD EDOES OF SATTREDON MUST. BE STALLED FLUSH WITH STUD EDOES OF SATTREDON MUST. BE STALLED FLUSH WITH STUD EDOES OF SATTREDON MUST. BE SATTREDON MUST. BE SATTREDON FLOOR EVENT MOVES FOR THE SERVING MUST. BE SATTREDON OF SATTREDON MUST BE SATTREDON MUST BE
- A.1. R329.4 VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS. THE FIRST FLOOR OF A VISITABLE DIVISILING MUST MEET THE FOLLOWING REQUIREMENTS:
- a) LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTEROR FLOOR LEVEL.
 b) OUTLETS AND RECEPTACLES MUST BE A NIMINUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL. EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.

2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

City of Austin REVIEWED FOR CODE COMPLIANCE



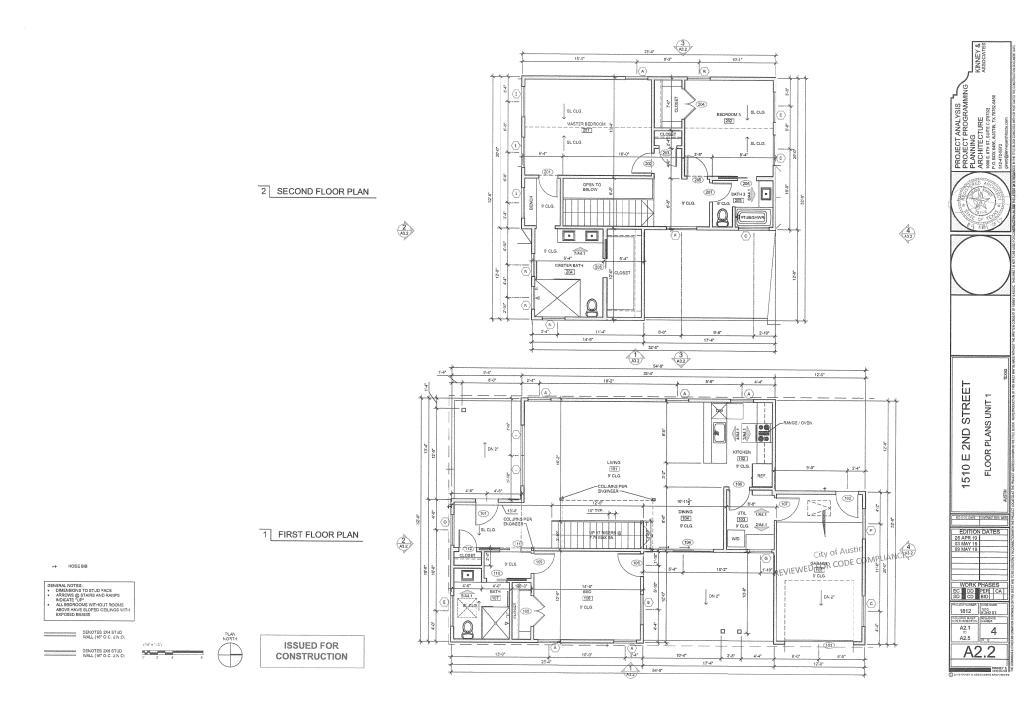


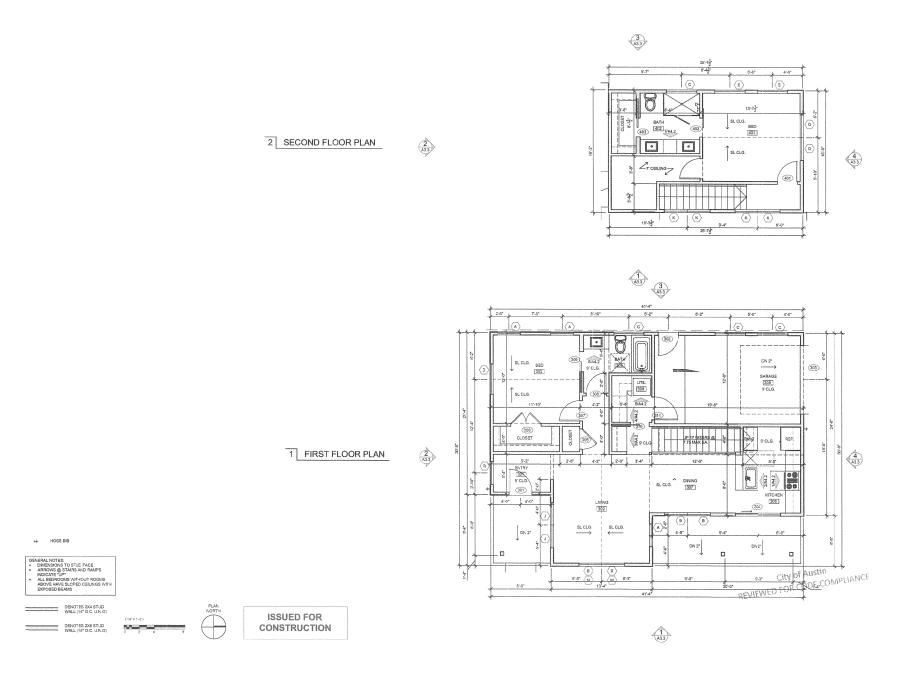
NOTE: REFER TO SHEETS A2.2 AND A2.3 FOR DIMENSION CONTROL AND ANNOTATION

ISSUED FOR CONSTRUCTION 1510 E 2ND STREET COMPOSITE FLOOR PLANS AND VISITABILITY PLAN

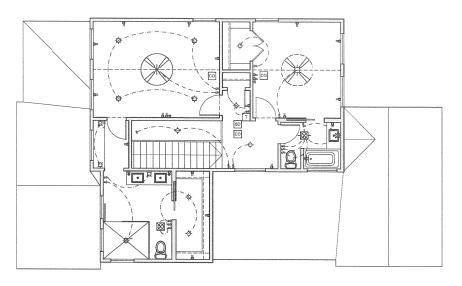
EDITION DATES 26 APR 19 03 MAY 19 09 MAY 19 1812 536 NAME 1510 6 2ND ST.

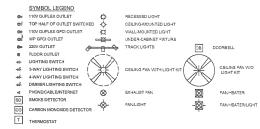
CLUSVE SHEET BECAUNCE A2.1 3 A2.5

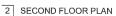


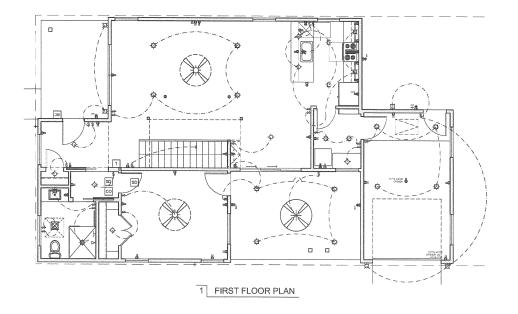










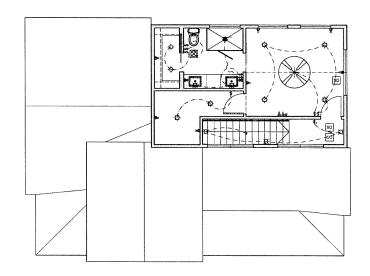


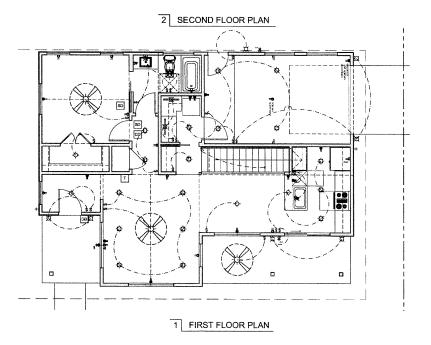
City of Austin
REVIEWED FOR CODE COMPLIANCE

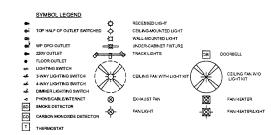
















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